







PCM
ESTATE AGENTS

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Guide Price £375,000

**GUIDE PRICE £375,000 - £400,000 ** This THREE DOUBLE BEDROOM, TWO BATHROOM DETACHED FAMILY home is set on a highly sought-after residential road and is presented in excellent order throughout. Improved by the current owners, the property offers generous, well-balanced accommodation, including a MASTER BEDROOM with EN-SUITE and a stylish FULLY FITTED KITCHEN/DINER with a range of INTEGRATED APPLIANCES, composite work surfaces, and BI-FOLD doors opening onto the rear garden.

The DUAL ASPECT LIVING ROOM provides a welcoming space to relax, featuring a fitted WOOD BURNING STOVE and double doors leading out to the LARGE ENCLOSED REAR GARDEN.

Screened from the road by tall hedging, the property enjoys a lovely sense of PRIVACY, with a lawned front garden and gravel driveway providing OFF ROAD PARKING and access to a 22ft INTEGRAL GARAGE with electric remote opening door.

Located on an unadopted no-through road on the outskirts of St Leonards-on-Sea, the property is conveniently positioned for local amenities, with excellent road links to Bexhill via the Link Road, as well as easy access to the market town of Battle and Hastings town centre both of which offers mainline rail stations, along with a wide range of shopping, sporting and recreational facilities.

COMPOSITE FRONT DOOR
With double glazed window to side leading to:

ENTRANCE HALL
Good size with tiled flooring, vertical radiator, under stairs storage cupboard, part glazed door to:

LOUNGE
18'3 x 10'10 (5.56m x 3.30m)
Inset multi-fuel woodburning stove, two feature vertical radiators, double glazed window to front aspect, double glazed double doors opening to the rear aspect.

KITCHEN-DINING ROOM
17'2 x 11'7 narrowing to 8'8 (5.23m x 3.53m narrowing to 2.64m)
Fitted with a matching range of wall and base level units with composite worksurfaces and upstands, copper effect splashbacks, inset one & ½ bowl sink unit with mixer tap, range of appliances including five burner gas hob with cooker hood over and glass backdrop, built in double oven, integrated fridge, freezer and dishwasher, vertical radiator. Additional lobby/ cloaks area with two under stairs storage cupboards, This double aspect room has a double glazed window to the front and double glazed bi-fold doors opening to the rear aspect.

FIRST FLOOR LANDING
Two double glazed windows to front aspect.

MASTER BEDROOM
13'8 x 10'7 plus entrance (4.17m x 3.23m plus entrance)
Radiator, double glazed window to rear aspect, door to:

EN-SUITE
Comprising a corner shower cubicle with sliding glass doors, fitted shower unit with rainfall style shower head, vanity unit, wc, part tiled walls, tiled flooring, heated towel rail, double glazed window to front aspect. NOTE : This was formally a full bathroom so a new owner could revert if that is preferred.

BEDROOM
10'9 x 8'5 (3.28m x 2.57m)
Radiator, access to eaves storage, double glazed window to rear aspect.

BEDROOM
11'8 x 7'3 (3.56m x 2.21m)
Access to eaves storage, loft hatch, radiator, double glazed window to rear aspect.

SHOWER ROOM
Comprising a tiled shower cubicle with fitted seating, wall mounted shower unit, low level wc, corner wash basin, wall mounted cabinet, tiled walls, tiled flooring, heated towel rail, double glazed window to front aspect.

OUTSIDE- FRONT
Principally laid to lawn with border to side, large hedge providing screening, access to the side of the property, shingle driveway leading to:

GARAGE
22'2 x 10'9 (6.76m x 3.28m)
Remote control electric operated roller door, light and power, plumbing for washing machine, wall mounted gas fired combination boiler, double glazed window and door to rear aspect.

REAR GARDEN
The property sits in a good sized plot with the rear garden having an extensive area of decking leading to lawn, enclosed by a variety of mature trees, shrubs, bushes and fencing. Additional area laid with chip bark, garden shed and side access. Outside water tap. The rear garden is well enclosed and enjoys a good degree of privacy.

AGENTS NOTE
Under the Estate Agents Act 1979 we hereby advise that one of the sellers of this property is employed by PCM Estate Agents.

Council Tax Band: C

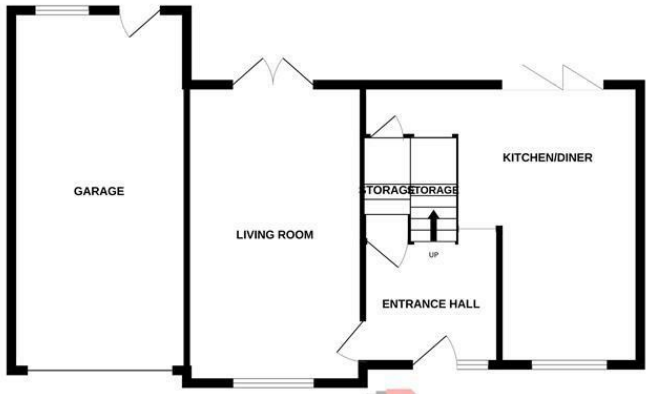








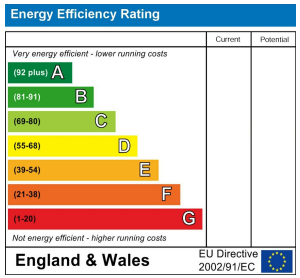
GROUND FLOOR

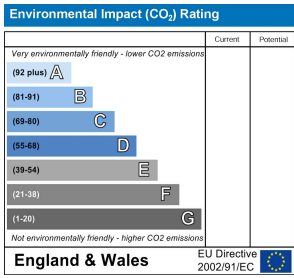


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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